

FOR LEASE



5265-5267 University Way NE

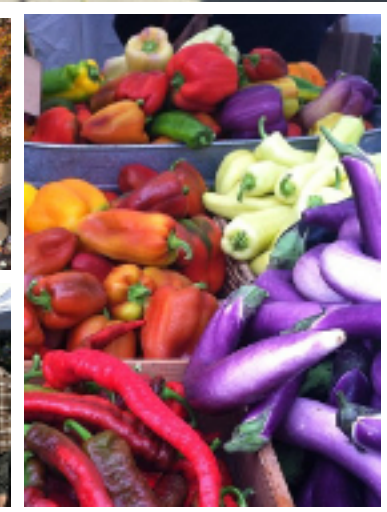
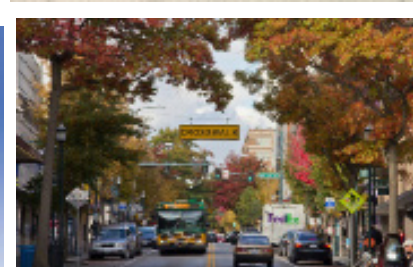
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OVERVIEW

Corner office space or retail storefront with awesome window line. Located at University Way and 55th, the North end of the University District in University Heights, near Cowen Park and Ravenna Neighborhoods. These turn-key retail units are in a mixed-use building with apartments above, co-tenants including Center Stage Ballet and popular Xi'an Noodles. With attractive flooring, natural light and single stall code compliant restroom these two units at 900SF and 1,310SF can become one larger 2,210 sf space to suit larger space needs. University Way, commonly known as "The Ave", is planned as a vibrant street with a continuous street retail and an energetic mix of commercial and residential uses. There are many new projects in the University Heights neighborhood in the process with the City of Seattle at various stages of approval for permitting North to Cowen Park. Neighboring businesses include popular Araya's Place, University Cooperative School, Herkimer Coffee, and Ten Pachi Modern Salon. Strong residential density and retail synergy at this end end of University Way plus abundant free parking and on the bus line!

SIZE	RENT	NNN	TOTAL MONTHLY RENT inc NNN
2,210 SF	\$4,604.17	\$1,705.00	\$6,309.17
900 SF	\$1,800.00	\$775.00	\$2,575.00
1,310 SF	\$2,729.17	\$930.00	\$3,659.17

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- One block from popular U-District Farmers Market!
- 320 Average Daily Bicyclists
- 13,802 People Per Square Mile
- Just minutes from the University of Washington Campus
 - 46,081 total Student Enrollment
 - 16,174 Administrative Staff

Demographics	1 mile	2 mile	3 mile
Population	51,978	250,183	503,025
Average HH Income	\$90,486	\$119,044	\$108,377
Daytime Employees	19,054	110,022	402,496
4yr+ Education	73.92%	74.04%	67.56%